



CLIVEPEARCE
Now you're moving

4 Bedrooms

Cottage - Semi Detached

Asking Price

£410,000

Located in

Truro



www.clivepearceproperty.com



Crellow Lane

Truro | Cornwall | TR3 7BA



A double fronted, extended four bedroom character cottage with contemporary kitchen and modern bath/shower rooms. Very spacious with a delightful garden and parking. Solar panels and battery storage.

Crellow Lane

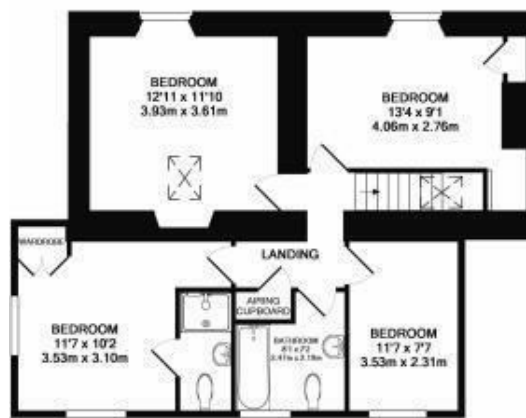
£410,000 Freehold



- Large granite fronted Four bedroom cottage
- Attractive fireplaces in both receptions
- Utility room and guest cloakroom/WC
- Modern electric heating
- Parking
- Living room, sitting room and study
- Gorgeous kitchen/breakfast room
- Family bathroom and ensuite shower room
- Solar panels with battery storage for surplus power
- Enclosed rear garden



GROUND FLOOR
APPROX. FLOOR
AREA 854 SQ. FT.
(80.8 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 681 SQ. FT.
(64.2 SQ. M.)

TOTAL APPROX. FLOOR AREA 1535 SQ. FT. (125.0 SQ. M.)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band B

Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

31 Lemon Street

Truro

Cornwall

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